

Mason County, Illinois **FARMLAND AUCTION**

WEDNESDAY, SEPTEMBER 1ST • 10AM

Held at the Havana VFW Post #6408 - 415 W. Adams St. Havana, IL

**40±
Acres**
1 Tract



- Productive Soils
- Adjoins the NE Side of Havana



**Bid
in person
or online!**

For Details, Visit MurrayWiseAssociates.com or Call 217.398.6400



Murray Wise
ASSOCIATES LLC

Kennedy-Sarff
Real Estate LLC

Mason County, Illinois

FARMLAND AUCTION

WEDNESDAY, SEPTEMBER 1ST • 10AM

AUCTION LOCATION: Havana VFW Post #6408
415 W. Adams St. Havana, IL 62644

**40±
Acres**
1 Tract



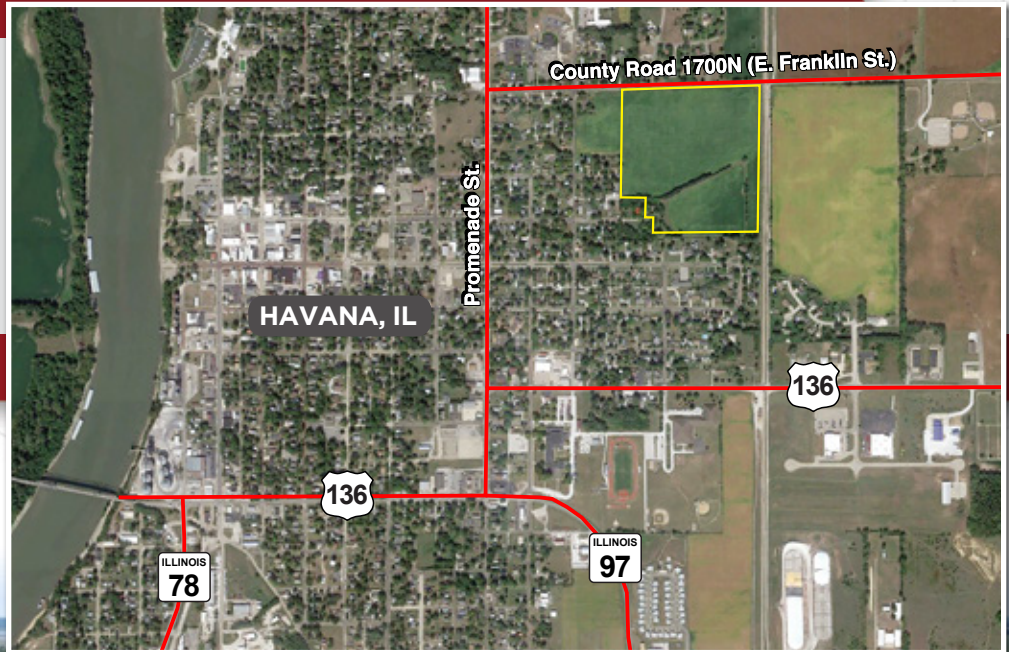
BID IN PERSON OR ONLINE!

To pre-register for online or onsite bidding, visit www.MurrayWiseAssociates.com
or contact us at 217.398.6400 or eric@mwallc.com

PROPERTY INFORMATION

40 +/- Acres of productive Mason County farmland. The primary soil type is Disco sandy loam and the weighted average PI is approximately 107.5.

Located in Section 6 of Havana Township (T.21N R.8W)



For Details, Visit MurrayWiseAssociates.com or Call 217.398.6400



AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered as a single tract. Bids will be on a dollars per acre basis.

ONLINE BIDDING: Both onsite bidding and online bidding will compete simultaneously. To participate online, bidders must be registered before the start of the auction. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase. Visit www.MurrayWiseAssociates.com to pre-register for online bidding and to place online bids during the auction. For any questions about online bidding, contact Eric Sarff at (217) 398-6400 or eric@mwallc.com.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder. The down payment may be paid in the form of personal check, business check, cashier's check or wire transfer. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by seller.

POSSESSION: Possession will be given at closing, subject to any remaining rights of the 2021 crop year tenant under the current lease, which expires on February 28th, 2022.

CLOSING: Closing shall take place on or before October 5th, 2021, or as soon as applicable closing documents are completed.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: The 2021 calendar year taxes due and payable in 2022 shall be paid by seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

SURVEY: Seller is in the process of obtaining a boundary survey and it will be made available for bidders to review when it is completed. Final purchase price will be calculated by multiplying the high bid price by surveyed acres.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

AGENCY: Murray Wise Associates and Kennedy-Sarff Real Estate are exclusive agents of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement.

ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY

OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the seller or the auction company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the auction company. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Murray Wise Associates.

Seller: Ron Suddeth



Murray Wise
ASSOCIATES LLC

Kennedy-Sarff
Real Estate LLC



Kennedy-Sarff
Real Estate LLC

Murray Wise Associates, LLC
1605 S. State Street, Suite 110
Champaign, Illinois 61820
217.398.6400

Auctioneer: Ben Ladage #441.001750 #475.194430
Sale Managers: Eric Sarff #441.001632 #471.020806
Darell Sarff #471.000219



217.398.6400
MurrayWiseAssociates.com

Mason County, Illinois

FARMLAND AUCTION

WED, SEPTEMBER 1ST • 10AM

**40±
Acres**

Mason County, Illinois

FARMLAND AUCTION

**40±
Acres**
1 Tract

WEDNESDAY, SEPTEMBER 1ST • 10AM

Held at the Havana VFW Post #6408 - Havana, IL



Murray Wise
ASSOCIATES LLC

Kennedy-Sarff
Real Estate LLC



**Bid
in person
or online!**